



Los Angeles County  
Department of Regional Planning


*Planning for the Challenges Ahead*



August 8, 2007

Bruce W. McClendon FAICP  
Director of Planning

TO: Librarian  
Los Angeles County Library, La Crescenta Library  
4521 La Crescenta Ave.  
La Crescenta, CA 91214-2999

FROM: Donald Kress   
Regional Planning Assistant II  
Department of Regional Planning  
Land Divisions Section  
320 West Temple Street, Room 1382  
Los Angeles, California 90012

**SUBJECT: TENTATIVE PARCEL MAP NO. 067564**

**PROJECT LOCATION:** 2752 Prospect Avenue, La Crescenta

The subject project is scheduled for a Public Hearing before a Hearing Officer of Los Angeles County on September 11, 2007.

Please have the materials listed below available to the public through September 21, 2007.

If you have any questions regarding this matter, please call Donald Kress in Land Divisions Section of the Department of Regional Planning at (213) 974-6433.

Thank you.

- Attachments:
1. Copy of Tentative Parcel Map No. 067564 dated April 11, 2007.
  2. Land Use Map
  3. Notice of Public Hearing
  4. Factual
  5. Reports/recommendation



Los Angeles County  
Department of Regional Planning



*Planning for the Challenges Ahead*

**NOTICE OF PUBLIC HEARING FOR  
PROPOSED LAND DIVISION  
TENTATIVE PARCEL MAP NO. 067564**

Bruce W. McClendon FAICP  
Director of Planning

Notice is hereby given that a Hearing Officer of Los Angeles County will conduct a public hearing concerning this proposed land development on September 11, 2007, at 9:00 a.m., in Room 150, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Room 150 will open to the public at 8:50 a.m. Interested persons will be given an opportunity to testify.

This project received Class 1, 3, and 15 Categorical Exemptions pursuant to State and County Environmental Reporting Guidelines.

General description of proposal: The parcel map proposes to create three (3) single family lots on 0.50 gross acres.

General location of property: 2752 Prospect Avenue, La Crescenta

These cases do not affect the zoning of surrounding properties. If you are unable to attend the public hearing but wish to send written comments, please write to the Department of Regional Planning at the address given below, Attention: Donald Kress. You may also obtain additional information concerning this case by phoning Donald Kress at (213) 974-6433. Callers from North County areas may dial (661) 272-0964 (Antelope Valley) or (661) 253-0111 (Santa Clarita) and then ask to be connected to (213) 974-6433. Public service hours: 7:30 a.m. to 6:00 p.m., Monday through Thursday. Our office is closed on Fridays.

If the final decision on this proposal is challenged in court, testimony may be limited to issues raised at the public hearing or by written correspondence delivered to the Hearing Officer at or prior to the public hearing.

Case materials are available for inspection during regular working hours at the Department of Regional Planning, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. These materials will also be available for review beginning August 11, 2007, at the Los Angeles County Public Library, La Crescenta Library, 4521 La Crescenta Ave., La Crescenta, CA 91214-2999. Selected materials are also available on the Department of Regional Planning website at "[http:// planning.lacounty.gov/case.htm](http://planning.lacounty.gov/case.htm)."

**"ADA ACCOMMODATIONS:** If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business days notice".

**"Este es un aviso de una audiencia publica de acuerdo al Decreto de la Protección del Medio Ambiente de California. El proyecto que se considerará por el Condado de Los Angeles es una propuesta para crear tres lotes en 0.50 acres. La audiencia publica para considerar el proyecto se llevará acabo el 11 de septiembre de 2007. Si necesita mas información, o si quiere este aviso en Español, favor de llamar al Departamento de Planificación al (213) 974-6466."**



Los Angeles County Department of Regional Planning  
320 West Temple Street, Los Angeles, California 90012  
Telephone (213) 974-6433

**PARCEL MAP NO. 067564**

HO MEETING DATE	CONTINUE TO
AGENDA ITEM No.	
PUBLIC HEARING DATE September 11, 2007	

<b>APPLICANT</b> Mark Anderson		<b>OWNER</b> Hales-Anderson Investment		<b>REPRESENTATIVE</b> Ivan Chu					
<b>REQUEST</b> To created three (3) single family lots on 0.50 gross acres									
<b>LOCATION/ADDRESS</b> 2752 Prospect Avenue			<b>ZONED DISTRICT</b> Montrose						
<b>ACCESS</b> Prospect Avenue			<b>COMMUNITY</b> La Crescenta-Montrose						
			<b>EXISTING ZONING</b> R-1-5000 (Single Family-5,000 Square Foot Minimum Required Lot Area)						
<b>SIZE</b> 0.50 gross /0.44 net acres	<b>EXISTING LAND USE</b> Single family residential		<b>SHAPE</b> Rectangular	<b>TOPOGRAPHY</b> Slightly sloping					
<b>SURROUNDING LAND USES &amp; ZONING</b>									
<b>North:</b> Single family residential and First Baptist Church of La Crescenta/R-1			<b>East:</b> Single family residential/R-1						
<b>South:</b> Single family residential and Interstate 210 (Foothill Fwy)/R-1			<b>West:</b> Single family residential and La Crescenta Elementary School/R-1						
<b>GENERAL PLAN</b>		<b>DESIGNATION</b>		<b>MAXIMUM DENSITY</b>	<b>CONSISTENCY</b>				
Los Angeles Countywide General Plan		1—Low Density (maximum 6 du/ac)		3 DU	Yes				
<b>ENVIRONMENTAL STATUS</b> Categorical Exemptions (Class 1, 3, and 15)									
<b>DESCRIPTION OF SITE PLAN</b> The tentative parcel map dated April 11, 2007 depicts three single family lot on 0.50 gross acres. The project will contain three single family lots, two of which are in a flag lot configuration with minimum 10 foot wide fee access strips. There are currently two single family homes on this property. One of these homes and its garage will be demolished; the other will be remodeled and a garage added. No grading is proposed.									
<b>KEY ISSUES</b> <ul style="list-style-type: none"><li>Lot 1 is proposed to have an average lot width of 46 feet instead of the 50 feet required by Los Angeles County Code Sections 22.52.030 (E) and 21.24.240 (A). While it is allowable to subdivide the subject property into three parcels, it is not possible or not practical for applicant to comply with both the 20 foot fee access strip/driveway width requirement and 50 foot minimum lot width. For fire protection, the access strip/driveway width requirement than the lot width requirement. Proposed Lot 1 contains the existing house to remain which, even at the reduced width, will comply with setback and area requirements and the subdivision will be within the allowable density.</li><li>Fire sprinkler system will be required on a residence built on proposed Lot 3.</li><li>This project is within the La Crescenta-Montrose Community Standards District (adopted DATE) but its provisions do not apply to single family residences.</li></ul>									

**TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS**

<b>STAFF CONTACT PERSON</b>		
RPC HEARING DATE (S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
<b>STAFF RECOMMENDATION (PRIOR TO HEARING)</b>		
<b>SPEAKERS*</b> (O) (F)	<b>PETITIONS</b> (O) (F)	<b>LETTERS</b> (O) (F)

COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

- ☒ APPROVAL ☐ DENIAL
- ☐ No improvements \_\_\_\_\_ 20 Acre Lots \_\_\_\_\_ 10 Acre Lots \_\_\_\_\_ 2½ Acre Lots \_\_\_\_\_ Sect 191.2
- ☐ Street improvements \_\_\_\_\_ Paving \_\_\_\_\_ Curbs and Gutters \_\_\_\_\_ Street Lights
- \_\_\_\_\_ Street Trees \_\_\_\_\_ Inverted Shoulder \_\_\_\_\_ Sidewalks \_\_\_\_\_ Off Site Paving \_\_\_\_\_ ft.
- ☐ Water Mains and Hydrants
- ☐ Drainage Facilities
- ☒ Sewer ☐ Septic Tanks ☐ Other \_\_\_\_\_
- ☒ Park Dedication "In-Lieu Fee"

SPECIAL INDIVIDUAL DEPARTMENT CONCERNS

Engineer

Road

Flood

Forester & Fire Warden

Parks & Rec.

Health

Planning

ISSUES AND ANALYSIS

**DRAFT CONDITIONS:**

1. Conform to the applicable requirements of Title 22 of the Los Angeles County Code ("County Code") (Zoning Ordinance) and the area requirements of the R-1 zone and the La Crescenta-Montrose Community Standards District.
2. Permission is granted for parcel no. 1 to have a 46-foot average lot width.
3. Flag lots shall have fee access strips at least 10 feet wide where contiguous to other strips, 15 feet wide where not contiguous with other strips, and 20 feet wide on dual access strips where the driveway width exceeds 150 feet.
4. Construct or bond with the Los Angeles County Department of Public Works ("Public Works") for driveway paving on the flag lots with a minimum width of 20 feet.
5. Label the driveways as "Private Driveway and Fire Lane" on the final map.
6. Provide reciprocal easements over the multiple access strips for the benefit of the lots served. Submit a letter to the Los Angeles County Department of Regional Planning ("Regional Planning") agreeing to record the easements in documents when the lots are sold.
7. Provide for maintenance of the driveways through a maintenance agreement by the owners of the lots. Submit a copy of the agreement to be recorded to Regional Planning.
8. A final parcel map is required for this land division. A parcel map waiver is not allowed.
9. Demolish existing structures on parcel no. 2. Provide proof of removal prior to final map approval.
10. The subdivider or the current owner shall plant at least one tree within the front yard of each lot. The location and the species of the trees may be incorporated into a site plan or landscape plan to be approved by the Director of Regional Planning and the Los Angeles County Forester and Fire Warden. Prior to final map approval, a bond shall be posted with the Public Works or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.
11. The subdivider shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding

against the County or its agents, officers, or employees to attack, set aside, void or annul this approval, which action is brought within the applicable time period of Government Code Section 65499.37 or any other applicable limitation period. The County shall promptly notify the subdivider of any claim, action or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the subdivider of any claim, action or proceeding, or if the County fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the County.

12. In the event that any claim, action, or proceeding as described in Condition No. 10 above is filed against the County, the subdivider shall within ten days of the filing pay Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the subdivider or subdivider's counsel. The subdivider shall pay the following supplemental deposits, from which actual costs shall be billed and deducted:

- a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
- b. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost of the collection and duplication of records and other related documents will be paid by the subdivider according to County Code Section 2.170.010.

Except as modified herein above, this approval is subject to all those conditions set forth in the attached reports recommended by the Los Angeles County Subdivision Committee, which consists of Public Works, s County Fire Department, Los Angeles County Department of Parks and Recreation and the Los Angeles County Department of Public Health, in addition to Regional Planning.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
PARCEL MAP NO. 67564 (Rev.)

Page 1/2

TENTATIVE MAP DATE 04-11-2007

The following reports consisting of 8 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. Quitclaim or relocate easements running through proposed structures.

8. Remodel the existing house and construct a new garage in Parcel 1 as shown on the tentative map prior to final map approval. Building permits are required from the Building and Safety office.
9. Remove the existing house and garage in Parcel 2 as shown on the tentative map prior to final map approval. Demolition permits are required from the Building and Safety office.
10. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
11. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
12. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.
13. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

*HW*





COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION  
SUBDIVISION PLAN CHECKING SECTION  
DRAINAGE AND GRADING UNIT

PARCEL MAP NO. 067564

REVISED TENTATIVE MAP DATED 04/11/07

DRAINAGE CONDITIONS

- Approval of this map pertaining to drainage is recommended (No grading is proposed per application form).

=====

GRADING CONDITIONS:

1. Approval of this map pertaining to grading is recommended (No grading is proposed per application form).
2. Prior to recordation of the final map, a covenant for cross-lot drainage needs to be recorded.

Name   Date 05/14/07 Phone (626) 458-4921  
ELAINE KUNITAKE

County of Los Angeles Department of Public Works  
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION  
GEOLOGIC REVIEW SHEET  
900 So. Fremont Ave., Alhambra, CA 91803  
TEL. (626) 458-4925

DISTRIBUTION  
\_\_\_\_ Geologist  
\_\_\_\_ Soils Engineer  
1 GMED File  
1 Subdivision

PARCEL MAP 67564  
SUBDIVIDER Hales-Anderson Investment  
ENGINEER Calcivic Engineering  
GEOLOGIST \_\_\_\_\_  
SOILS ENGINEER \_\_\_\_\_

TENTATIVE MAP DATED 4/11/07 (Revision)  
LOCATION La Crescenta  
REPORT DATE \_\_\_\_\_  
REPORT DATE \_\_\_\_\_

☐ **TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL. PRIOR TO FILING THE FINAL LAND DIVISION MAP, THE FOLLOWING CONDITIONS MUST BE FULFILLED:**

- ☐ The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical factors have been properly evaluated.
- ☐ A grading plan must be geotechnically approved by the GMED. This grading plan must be based on a detailed engineering geology report and/or soils engineering report and show all recommendations submitted by them. It must also agree with the tentative map and conditions as approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds will be required.
- ☐ All geologic hazards associated with this proposed development must be eliminated,  
or  
delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.
- ☐ A statement entitled: "Geotechnical Note(s), Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s). \_\_\_\_\_ refer to the Soils Report(s) by \_\_\_\_\_, dated \_\_\_\_\_."
- ☐ The Soils Engineering review dated \_\_\_\_\_ is attached.

☒ **TENTATIVE MAP IS APPROVED FOR FEASIBILITY. THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:**

- ☐ This project may not qualify for a waiver of final map under section 21.48.140 of the Los Angeles County Title 21 Subdivision Code.
- ☐ The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.
- ☒ Soils engineering reports may be required prior to approval of building or grading plans.
- ☐ Groundwater is less than 10 feet from the ground surface on lots \_\_\_\_\_
- ☒ The Soils Engineering review dated 5/15/07 is attached.

Prepared by



Charles Nestle

Reviewed by \_\_\_\_\_

Date 5/15/07

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803  
Telephone: (626) 458-4925  
Fax: (626) 458-4913

District Office 5.0  
Job Number LX001129  
Sheet 1 of 1

Ungraded Site Lots

Tentative Tract Map 67564  
Location 2752 Prospect Avenue, La Crescenta  
Developer/Owner Hales-Anderson Investment  
Engineer/Architect Calcivic Engineering  
Soils Engineer -----  
Geologist -----

DISTRIBUTION:

\_\_\_\_ Drainage  
\_\_\_\_ Grading  
\_\_\_\_ Geo/Soils Central File  
\_\_\_\_ District Engineer  
\_\_\_\_ Geologist  
\_\_\_\_ Soils Engineer  
\_\_\_\_ Engineer/Architect

Review of:

Revised Tentative Parcel Map Dated by Regional Planning 4/11/07

Previous Review Sheet Dated 2/14/07

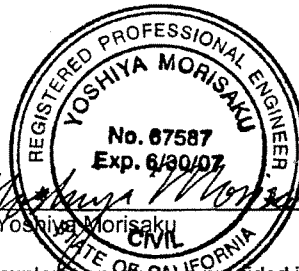
ACTION:

Tentative Map feasibility is recommended for approval, subject to conditions below:

REMARKS:

At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

Reviewed by \_\_\_\_\_ Date 5/15/07



**NOTICE:** Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.  
P:\Yosh\67564TentP

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - ROAD  
PARCEL MAP NO. 67564 (Rev.)

Page 1/1

TENTATIVE MAP DATED 04-11-2007

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Repair any displaced, broken, or damaged pavement along the property frontage on Prospect Avenue.
2. Construct any parkway improvements (driveways and landings, etc.) that either serve or form a part of a Pedestrian Access Route to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works.
3. Install postal delivery receptacles in groups to serve two or more residential parcels.
4. Underground all new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
5. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.
6. Remove the decorative wall in the vicinity of the westerly property line from the dedicated right of way on Prospect Avenue.

*HW*  
Prepared by Juan M Sarda  
pm67564r-rev2.doc

Phone (626) 458-4921

Date 05-21-2007

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - SEWER  
PARCEL MAP NO. 67564 (Rev.)

Page 1/1

TENTATIVE MAP DATED 04-11-2007

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

- Financial arrangement must be made with the Crescenta Valley Water District prior to final map approval.

*HW*  
Prepared by Allen Ma  
pm67564s-rev2.doc

Phone (626) 458-4921

Date 05-21-2007

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - WATER  
PARCEL MAP NO. 67564 (Rev.)

Page 1/1

TENTATIVE MAP DATED 04-11-2007

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all parcels in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division and that water service will be provided to each parcel.

*HW*  
Prepared by Lana Radle  
pm67564w-rev2.doc

Phone (626) 458-4921

Date 05-21-2007



COUNTY OF LOS ANGELES  
FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

RP: - Donald

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: PM067564 Map Date April 11, 2007

C.U.P. \_\_\_\_\_ Vicinity Map 3983A

- ☐ **FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- ☒ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- ☒ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- ☐ Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- ☒ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- ☐ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- ☐ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- ☒ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- ☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- ☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- ☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- ☐ The Fire Department has no additional requirements for this division of land.

Comments: **In lieu of adequate access, all new construction is required to provide a fire sprinklers system. Submit a covenant of agreement for the fire sprinkler system to be reviewed and approved simultaneously with the Final Map.**  
**THIS MAP IS CLEAR FOR PUBLIC HEARING.**

City Inspector: Juan C. Padilla Date June 1, 2007

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



# COUNTY OF LOS ANGELES

## FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

### WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. PM067564 Tentative Map Date April 11, 2007

Revised Report \_\_\_\_\_

- ☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- ☒ The required fire flow for public fire hydrants at this location is 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 1 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☐ The required fire flow for private on-site hydrants is \_\_\_\_\_ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing \_\_\_\_\_ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- ☐ Fire hydrant requirements are as follows:
- Install \_\_\_\_\_ public fire hydrant(s). Verify / Upgrade existing \_\_\_\_\_ public fire hydrant(s).
- Install \_\_\_\_\_ private on-site fire hydrant(s).
- ☐ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☐ Location: As per map on file with the office.
- ☐ Other location: \_\_\_\_\_
- ☐ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- ☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- ☐ Water system requirements will be required when this land is further subdivided and/or during the building permit process.
- ☒ Hydrants and fire flows are adequate to meet current Fire Department requirements.
- ☐ Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: Per Crescenta Valley Water's fire flow test dated 05-18-07, the existing fire hydrant is adequate.

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

by Inspector Juan C. Padilla Date June 1, 2007

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783





LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map # 67564      DRP Map Date: 04/11/2007      SCM Date: 05/21/2007      Report Date: 05/16/2007  
Park Planning Area # 38      LA CRESCENTE / MONTROSE / UNIVERSAL CITY      Map Type: REV. (REV RECD)

Total Units  = Proposed Units  + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.01
IN-LIEU FEES:	\$3,596

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$3,596 in-lieu fees.

Trails:


No trails.

Comments:

Proposed 3 single family lots, with credit for existing houses to be remodeled and 1 existing house to be demolished, net density increase of 1 unit.

Contact Patrocenia T. Sobrepeña, Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.

By:   
James Barber, Developer Obligations/Land Acquisitions

Supv D 5th  
May 16, 2007 07:18:50  
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LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION WORKSHEET

Tentative Map # 67564      DRP Map Date: 04/11/2007      SMC Date: 05/21/2007      Report Date: 05/16/2007  
Park Planning Area # 38      LA CRESCENTE / MONTROSE / UNIVERSAL CITY      Map Type: REV. (REV RECD)

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

$$(P)\text{people} \times (0.003) \text{ Goal} \times (U)\text{units} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census\*. Assume \* people for detached single-family residences; Assume \* people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume \* people for apartment houses containing five or more dwelling units; Assume \* people for mobile homes.

Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units  = Proposed Units  + Exempt Units

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	2.85	0.0030	1	0.01
M.F. < 5 Units	2.38	0.0030	0	0.00
M.F. >= 5 Units	2.19	0.0030	0	0.00
Mobile Units	2.40	0.0030	0	0.00
Exempt Units			2	
Total Acre Obligation =				0.01

Park Planning Area = 38 LA CRESCENTE / MONTROSE / UNIVERSAL CITY

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.01	\$359,567	\$3,596

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.01	0.00	0.00	0.01	\$359,567	\$3,596



COUNTY OF LOS ANGELES

**Public Health**

**JONATHAN E. FIELDING, M.D., M.P.H.**  
Director and Health Officer

**JOHN F. SCHUNHOFF, Ph.D.**  
Chief Deputy

Environmental Health  
**TERRANCE POWELL, R.E.H.S.**  
Acting Director of Environmental Health

Bureau of Environmental Protection  
Land Use Program  
5050 Commerce Drive, Baldwin Park, CA 91706-1423  
TEL (626)430-5380 · FAX (626)813-3016  
[www.lapublichealth.org/eh/progs/envirp.htm](http://www.lapublichealth.org/eh/progs/envirp.htm)



**BOARD OF SUPERVISORS**

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May 16, 2007

RFS No.07-0011329

Parcel Map No. 067564

Vicinity: La Crescenta

Tentative Parcel Map Date: April 11, 2007 (2<sup>nd</sup> Revision)

The County of Los Angeles Department of Public Health has no objection to this subdivision and **Tentative Parcel Map 067564** is cleared for public hearing. The following conditions still apply and are in force:

1. Potable water will be supplied by the **Crescenta Valley Water District**, a public water system, which guarantees water connection and service to all parcels. The "will serve" letter from the water company has been received.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Crescenta Valley Water District** as proposed.

If you have any questions or need additional information, please contact me at (626) 430-5380.

Respectfully,

Becky Valenti, E.H.S. IV  
Land Use Program